

Pearce Lane Steiner Ranch



DEL VALLE • TRAVIS COUNTY • TEXAS



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TEXAS GENERAL LAND OFFICE

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Description This vacant property is conveniently located in Del Valle, Texas, just 12 miles southeast of downtown Austin and 4 miles east of the Austin-Bergstrom International Airport. Surrounding uses include vacant agricultural land, recently constructed schools, and several residential subdivisions.

Location The property is located in far southeast Austin along the south side of Pearce Lane just east of Ross Road. Dry Creek serves as the tract's western boundary.

Size Approximately 657.227 acres.

Shape The tract is irregular in shape.

Zoning There are no zoning or deed restrictions limiting the use of the property.

Topography The property is gently rolling. The site is covered with native grasses and brush and small to medium-sized trees.

Flood Plain Approximately 15% of the property is in the 100-year floodplain, per FEMA Map Number 48453C0100F, 1/19/00.

Frontage The tract has approximately 7,311 feet of frontage along Pearce Lane, providing excellent visibility and ample access to surrounding road networks.

Utilities The site may require extensions and improvements to the utilities for future development.

Easements An electrical transmission line easement crosses the middle of the tract. In addition, a surface water drainage ditch easement intersects the northernmost corner of the tract.

The General Land Office does not warrant or represent the information contained in this summary and prospective purchasers are advised to contact all authorities with jurisdiction over the property in order to ascertain its status and suitability for the buyer's intended use.